

**WELWYN HATFIELD BOROUGH COUNCIL
EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE**

DELEGATED APPLICATION

Application No: 6/2017/0119/FULL
Location: Northern Home Counties Distribution Centre, Hatfield Business Park, Frobisher Way, Hatfield, AL10 9SL
Proposal: External alterations comprising the creation of two access doors and associated access ramps.
Officer: Mr D Elmore

Recommendation: Granted

6/2017/0119/FULL

Context	
Site and Application description	<p>The application site comprises a large building on the west side of Frobisher Way, Hatfield.</p> <p>The site forms part of the Hatfield Business Park. The site currently operates as a depot for Royal Mail.</p> <p>Planning permission is sought for external alterations comprising the creation of two access doors and associated access ramps.</p>
Constraints (as defined within WHDP 2005)	<p>EMPL - EA6 (Hatfield Business Park)</p> <p>PAR - PARISH (HATFIELD)</p> <p>Wards - Hatfield Villages</p> <p>HAT - Hatfield Aerodrome</p>
Relevant planning history	<p>Application Number: S6/1991/0224/OP Decision: Withdrawn Decision Date: 01 May 1992</p> <p>Proposal: Demolition of existing buildings; redevelopment of land and buildings for purposes within Classes B1, B2 and B8; improvements to Manor Road and provision of associated car and lorry parking</p> <p>Application Number: S6/1992/0608/DE Decision: Granted Decision Date: 29 October 1992</p> <p>Proposal: Layout and construction of internal distributor roads. Approval of reserved matters Ref: S6/0223/91/OP</p> <p>Application Number: S6/1992/0758/DE Decision: Granted Decision Date: 21 January 1993</p> <p>Proposal: Formation of lorry parking for 25 vehicles. Approval of reserved matters under Ref: S6/0223/91/OP</p> <p>Application Number: S6/1993/0011/DE Decision: Granted Decision</p>

<p>Date: 16 March 1993</p> <p>Proposal: Landscaping to the internal distributor roads and associated roundabout and pocket parks (details of reserved matters planning permission Ref Nos. S6/0223/91/OP and S6/0608/92/DE)</p> <p>Application Number: S6/1996/0012/FP Decision: Granted Decision Date: 20 February 1996</p> <p>Proposal: Alterations to existing building to form double door opening, the installation of ventilation louvres and windows to south west elevation and construction of bin store enclosure</p> <p>Application Number: S6/2001/0788/FP Decision: Granted Decision Date: 28 August 2001</p> <p>Proposal: SITING OF PORTAKABIN FOR USE AS GATEHOUSE</p> <p>Application Number: S6/2002/1168/FP Decision: Granted Decision Date: 20 September 2002</p> <p>Proposal: RETENTION OF TEMPORARY BUILDING</p> <p>Application Number: S6/2003/0382/FP Decision: Granted Decision Date: 30 May 2003</p> <p>Proposal: CONSTRUCTION OF 5 NEW DOCK LEVELLERS WITH DOCKING STATION; NEW DOOR AND STAIRS</p> <p>Application Number: S6/2007/0465/FP Decision: Granted Decision Date: 15 May 2007</p> <p>Proposal: REPLACEMENT OF EXISTING VEHICLE DOCKING SHELTERS TO ACCOMMODATE TALLER VEHICLE TRAILERS.</p>			
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Town Council, ward Councillors and relevant neighbours notified in writing		
Summary of neighbour responses	None		
Consultees and responses	<ol style="list-style-type: none"> 1. Councillor Lynne Sparks – No response 2. Councillor Howard Morgan – No response 3. Councillor Duncan Bell – No response 4. Hatfield Town Council – No response 		
Relevant Policies			
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input type="checkbox"/> GBSP1 <input checked="" type="checkbox"/> GBSP2 <input checked="" type="checkbox"/> M14			

Others: Supplementary Design Guidance, Supplementary Planning Guidance – Parking Standards, Interim Policy for Car Parking Standards and Garage Sizes	
Main Issues	
Is the development within a conservation area?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Would the significance of the designated heritage asset be conserved or enhanced?	
<input type="checkbox"/> Yes <input type="checkbox"/> No Comment: N/A	
Would the development reflect the character of the area?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Would the development reflect the character of the building?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Would the development provide / retain sufficient parking?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment: Site currently has provision for 131 cars. The proposed development would result in the loss of 5 spaces. Officers consider that this loss would not adversely affect current parking provisions.	
Any other issues	None
Conclusion	
The proposed development would reflect the character of the subject building, maintain the character of the existing area, respect the amenity of adjoining occupiers and maintain car parking standards. Accordingly, the proposal complies with Policies GBSP1, D1, D2 and M14 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance (Statement of Council Policy), Supplementary Planning Guidance (Statement of Council Policy), Interim Policy for Car Parking Standards and Garage Sizes (Statement of Council Policy) and relevant parts of the National Planning Policy Framework 2012.	

DRAWING NUMBERS

The development/works shall not be started and completed other than in accordance with the approved plans and details:

Plan Number	Revision Number	Details	Received Date
RMHF-ATK-LD-00-DR-A-025	P1	Existing and proposed elevationsF-ATK-LD-00-DR-A-025 Existing and Proposed South Elevation	31 January 2017
RMHF-ATK-LD-00-DR-A-026	P1	Proposed Ground Floor Plan	31 January 2017
RMHF-ATK-LD-00-DR-A-027	P1	Proposed Site Plan	31 January 2017
RMHF-ATK-LD-00-DR-A-028	P1	Location Plan	31 January 2017
RMHF-ATK-LD-00-DR-A-002	P2	Existing Ground Floor Plan	31 January 2017

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

1. POSITIVE AND PROACTIVE STATEMENT

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Council's website or inspected at these offices).

Informatives:

1. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.

Determined By:

Mr A Mangham
28 March 2017